



505 Commonwealth Avenue Erlanger, KY 859-727-2525

June 13, 2025

## HEARING NOTICE BOARD OF ADJUSTMENT

The Erlanger Board of Adjustment will hold a hearing on Monday, June 23, 2025 in the Erlanger City Building at 505 Commonwealth Avenue, Erlanger, Kentucky. The hearing will begin at 7:00 p.m.

### **AGENDA:**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

1. May 19, 2025

#### **POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM**

#### **PUBLIC HEARING**

1. BOA-25-0019: 3126 Dixie Highway, applicant Land Consultants per Jeff Talkers, PE on behalf of Pat Patel % Timothy Lynch, Esq.
  - A. REQUEST: A variance request to the CC (Community Commercial) Zone of the Erlanger Zoning Ordinance to decrease the side yard setback from 10 feet to 5.19 feet.
  - B. SUMMARY: The applicant is proposing to split the parcel into two separate lots, with the new lot line being 5.19 feet from an existing rear building corner where 10 feet is required.

#### **PRELIMINARY HEARINGS**

#### **REHEARING APPEALS**

#### **BOARD ITEMS**

#### **STAFF ITEMS**

#### **AUDIENCE ITEMS**

#### **NEXT MEETING DATE**

1. July 28, 2025 (if required)

#### **ADJOURNMENT**

Those who need assistance or accommodations to attend the meeting, please contact the City Clerk at 859-727-2525.

Best regards,

Sherry Hoffman, City Clerk

**CITY MISSION STATEMENT:** *Performing collectively to provide exemplary services for our community with integrity and pride.*